143.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,600 / 934,600
					USE VALUE:	934,600 / 934,600
					ASSESSED:	934,600 / 934,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONWAY ANDREW
Owner 2:	KAPNER KIMBERLY
Owner 3:	
Street 1:	44 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOST ROBERT M--ETAL -
Owner 2:	DUFFY MARY GRACE -
Street 1:	44 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2253 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5779.000	459,900		474,700	934,600
Total Card	0.133	459,900		474,700	934,600
Total Parcel	0.133	459,900		474,700	934,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.88 | /Parcel: 414.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92884

GIS Ref

GIS Ref

Insp Date 06/09/18

PREVIOUS ASSESSMENT

Parcel ID 143.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,900	0	5,779.	474,700	934,600		Year end	12/23/2021
2021	101	FV	446,300	0	5,779.	474,700	921,000		Year End Roll	12/10/2020
2020	101	FV	446,300	0	5,779.	474,700	921,000	921,000	Year End Roll	12/18/2019
2019	101	FV	332,900	0	5,779.	445,000	777,900	777,900	Year End Roll	1/3/2019
2018	101	FV	343,500	0	5,779.	367,900	711,400	711,400	Year End Roll	12/20/2017
2017	101	FV	343,500	0	5,779.	338,200	681,700	681,700	Year End Roll	1/3/2017
2016	101	FV	343,500	0	5,779.	308,600	652,100	652,100	Year End	1/4/2016
2015	101	FV	324,900	0	5,779.	302,600	627,500	627,500	Year End Roll	12/11/2014

!11118!

PRINT

Date	Time
12/30/21	11:56:37

LAST REV

Date	Time
01/07/21	10:01:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11118

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOST ROBERT M--	48244-355		9/29/2006		662,000	No	No		
	14020-545		7/1/1980		82,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1496	New Wind	23,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Measured	372	PATRIOT
1/8/2007	MLS	MM	Mary M
11/18/1999	Meas/Inspect	264	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92884
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5779		Sq. Ft.	Site		0	80.	1.03	9									474,696						474,700	

Total AC/HA:	0.13267	Total SF/SM:	5779	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	474,696	Spl Credit		Total:	474,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	15 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23528433
Const Adj.:	0.98990101
Adj $ / SQ:	158.965
Other Features:	103750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515638
Depreciation:	55689
Depreciated Total:	459949

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

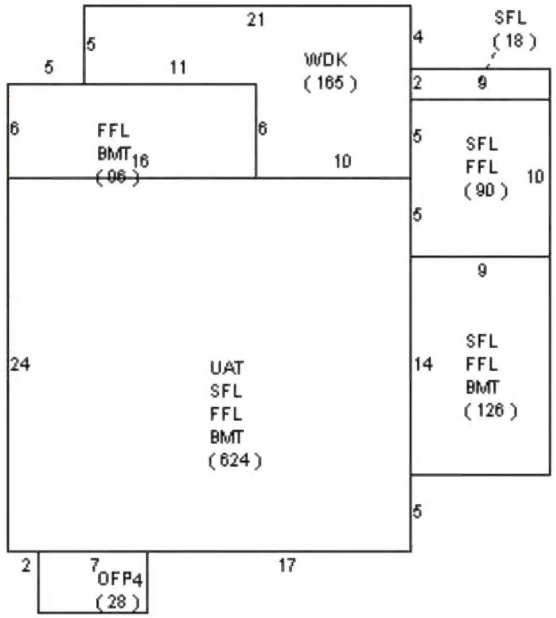
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.86
Special Features:	0	Val/Su Net:	153.86
Final Total:	459900	Val/Su SzAd	256.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	158.970	148,791
SFL	Second Floor	858	158.970	136,392
BMT	Basement	846	73.440	62,132
WDK	Deck	165	11.940	1,970
UAT	Upper Attic	156	92.990	14,507
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	2,989			Total:	365,012
Size Ad	1794	Gross Area	3457	FinArea	2253

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	45	G	
UAT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc